

WARRANTY DEED

021567

56-67
TRANSFER
TAX
PAID

KNOW ALL PERSONS BY THESE PRESENTS, That **JOSEPH T. MCDONNELL and MARTA M. MCDONNELL** of Waterville in the County of Kennebec and State of Maine, for consideration paid, **GRANT** to **RONALD J. SINGEL and KIMBERLY A. THIBODEAU**, of Old Town, County of Penobscot, State of Maine, whose mailing address is 509 Coiley Road, Old Town, Maine 04468, as Joint Tenants with **WARRANTY COVENANTS**, the land in ~~Waterville~~, County of Kennebec, State of Maine, described as follows:

Land and buildings situated in the City of Waterville, County of Kennebec and State of Maine, being Lot No. 72, on a plan and profile of Roosevelt Avenue from Hillcrest Extension, made by E.B. Coffin, City Engineer, and recorded in Kennebec Registry of Deeds in Plan Book 11, Pages 26 and 27.

This conveyance is subject to the following restrictions which are to run with the land to wit: No building other than a private dwelling house for not over two-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than Ten Thousand Dollars (\$10,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

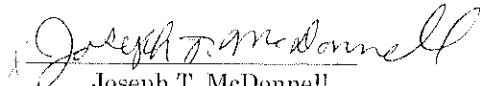
Being the same premises conveyed to Joseph T. McDonnell and Marta M. McDonnell by Warranty Deed of Scott B. Oliver and Pamela M. Oliver dated March 30, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4091 at Page 170.

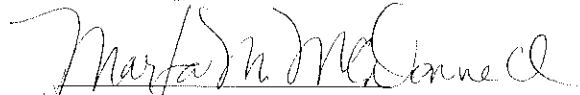
WITNESS our hand and seal this twenty-second day of July, 1999.

Signed, Scaled and Delivered in the presence of


WITNESS


WITNESS


Joseph T. McDonnell


Marta M. McDonnell

BK 6007PG056

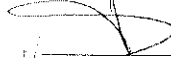
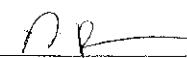
July 22, 1999

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State of Maine)
) ss.
County of Kennebec)

Then personally appeared the above named Joseph T. McDonnell and Marta M. McDonnell and jointly acknowledged the foregoing instrument to be their free act and deed.

Before me

 
Notary Public

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000



RECEIVED KENNEBEC SS.

1999 JUL 26 AM 9:00

ATTEST: 
REGISTER OF DEEDS